

# **A G E N D A**

## **BUILDING COMMITTEE**

May 31, 2006

11:00 A.M. Lake Superior Room

1<sup>st</sup> Floor Michigan Library and Historical Center

## **STATE ADMINISTRATIVE BOARD**

June 6, 2006

11:00 A.M. Lake Ontario Room

3<sup>rd</sup> Floor Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secretary of State Building & MDOT Warehouse  
File No. 071/05172.MNB – Index Nos. 44201 & 44206  
Low Responsive Bidder: Tom's Advanced Paving Company, Lansing; \$381,336.58
2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Vehicle & Transportation Services Building – Parking Lot Pavement & Lighting Repairs  
File No. 071/05196.MNB – Index No. 44211  
Low Responsive Bidder: Tom's Advanced Paving Company, Lansing; \$443,401.86
3. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – MDOT Photo Lab & C & T Building – Fire Alarm System Replacement  
File No. 071/05267.RMP – Index No. 53162  
Low Responsive Bidder: R.M. Electric, Inc., Lansing; \$280,620.00
4. DEPARTMENT OF CORRECTIONS, PLYMOUTH – Western Wayne Correctional Facility – Emergency Generator Assets  
File No. 472/03359.EEW – Index No. 35680  
Low Responsive Bidder: The Petersen Companies, Inc., Wixom; \$440,859.00
5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Michigan Library and Historical Museum – 2<sup>nd</sup> Floor Water Leak Repairs  
File No. 071/05265.MNB – Index No. 53160  
Low Responsive Bidder: Kares Construction Company, Inc., Charlotte; \$544,600.00
6. DEPARTMENT OF NATURAL RESOURCES, MACKINAW CITY – Mackinaw City State Harbor of Refuge – Phase II – Marine Work Construction and Related Work  
File No. 751/02264.HRB – Index No. 99016

Low Responsive Bidder: Morrish-Wallace Construction, Inc., dba/ Ryba Marine Construction Co., Cheboygan; \$1,599,527.00

7. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Stevens T. Mason Building – Replace Air Handling Units S-4, S-6, S-7 & S-8  
File No. 071/06094.DCS – Index No. 53220  
Low Responsive Bidder: Moore Trosper Construction Co., Inc., Holt; \$800,000.00
8. DEPARTMENT OF NATURAL RESOURCES, LUDINGTON – Ludington State Park – Hamlin Dam Reconstruction  
File No. 751/03196.JAG – Index No. 55060  
Low Responsive Bidder: Gerace Construction Company, Inc., Midland; \$942,617.00

#### **ADDENDUM TO UTILITY AGREEMENT**

9. DEPARTMENT OF CORRECTIONS, EASTLAKE – Oaks Correctional Facility  
- Addendum No. 2 to the Existing Water/Sewer Agreement between the City of Manistee and the State of Michigan

#### **REVISIONS TO CONSTRUCTION CONTRACTS**

10. DEPARTMENT OF ENVIRONMENTAL QUALITY, JACKSON – State Prison of Southern Michigan – Credit Union – Environmental Remedial Design Services  
File No. 761/01068.TJM – Index No. 29600  
Natural Systems, Inc., Spring Lake; CCO No. 7, Incr. \$99,151.68
11. DEPARTMENT OF ENVIRONMENTAL QUALITY, DETROIT – Former Statler Hilton Hotel – Demolition, Removal and Disposal  
File No. 761/04073.RRD – Index No. 48014  
Homrich, Inc., Carleton; CCO No. 6, Incr. \$63,226.35
12. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Ottawa Towers – Parking Ramp and Plaza Renovations  
File No. 071/04056.DCS – Index No. 11562  
Kares Construction Company, Inc., Charlotte; CCO No. 7, Incr. \$112,583.71
13. DEPARTMENT OF TRANSPORTATION, GAYLORD – North Region Office Building – Construction of New Office Building  
File No. 591/04087.DCS – Index No. 27000  
Butcher & Baecker Construction Co., Inc., Rochester Hills; CCO No. 4, Incr. \$28,336.00
14. DEPARTMENT OF MANAGEMENT AND BUDGET, GRAND RAPIDS – Grand Rapids State Office Building – Building Renovation  
File No. 071/05263.FAR – Index No. 53158

Carrier Construction Company, Inc., Hickory Corners; CCO No. 4, Incr. \$231,228.15

### **RECOMMENDATION FOR GRANT OF UTILITY EASEMENT**

15. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) FOR THE DEPARTMENT OF EDUCATION, CITY OF FLINT, GENESEE COUNTY - It is hereby recommended that the State Administrative Board, acting under authority of Act 431 of the Public Acts of 1984, as amended, Act 522 of the Public Acts of 1996, as amended and Act 8 of the Public Acts of 1998 as amended should grant to Great Lakes Comnet, Inc., a Michigan corporation, whose address is 1515 Turf Lane, Suite 100, East Lansing, MI 48823, a permanent non-exclusive easement for the purposes of constructing, inspecting, operating and maintaining a buried fiber optic cable and related underground fixtures and appurtenances, generally between forty-two (42) inches and sixty (60) inches below existing grade for the purpose of transmitting telecommunication signals. Said easement is located on State of Michigan property under the jurisdiction of the Michigan Department of Education located in the City of Flint, County of Genesee, State of Michigan as described below

A strip of land in section 8 of Indian Reservation of 11 sections at and near the Grand Traverse on Flint River, Genesee County, Michigan, more particularly described as commencing at the intersection of the southeasterly right of way of Miller Road And the southerly right of way of Court Street; thence S51°75'25"W 23.79 feet on said southeasterly right of way line of Miller Road to the point of beginning and centerline of a 10' wide easement; thence S16°48'11"E 501.11 feet to a point of ending. The sidelines of this easement shall be shortened or lengthened to close on the southeasterly right of way line of Miller Road and the wall line of Fay Hall.

### **RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER**

16. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, LANSING - CCO #8 for Lease #10226 approved by the State Administrative Board on July 19, 1988 by Item #2 between Victor II Partnership, as Lessor, and the Department of Labor and Economic Growth, as Lessee. This CCO provides for the installation of a new 20-amp breaker for electrical installations and all connections for a new power pole, as requested by the Department of Labor and Economic Growth at a cost not-to-exceed \$390.00. The space is located at 201 North Washington Square, Lansing, MI 48933

### **RECOMMENDATION FOR CONVEYANCE OF SURPLUS STATE REAL PROPERTY**

17. THE DEPARTMENTS OF MANAGEMENT AND BUDGET (DMB), NATURAL RESOURCES (DNR) AND CORRECTIONS (DOC), recommend the conveyance of the Property described below (the "Property"), located in the City of Lansing

Ingham County, Michigan to the City of Lansing for consideration of \$1.00 (one dollar).

### **Legislative Background**

Public Act 421 of 2004 (the "Act") authorizes the State Administrative Board to convey the Property to the City of Lansing for consideration of \$1.00 (one dollar).

The Property is described as:

The East 1320 feet of the South 1294 feet of the Northeast 1/4 of Section 10, T4N, R2W, City of Lansing, Ingham County, Michigan.

In accordance with Section 1, subsection 2(a) of the Act, the Property shall be used exclusively for the purpose of a public golf course owned by the city of Lansing, or other public purpose, and if any fee, term, or condition for the use of the property is imposed on members of the public, or if any of those fees, terms, or conditions are waived for use of this property, resident and nonresident members of the public shall be subject to the same fees, terms, conditions, and waivers. In the event of use for any nonpublic purpose, the state may reenter and repossess the Property, terminating the City's title.

The conveyance shall be by quitclaim deed prepared and approved by the office of Attorney General and shall not reserve mineral rights to the State.

### **RENEWAL OF LEASE FOR PRIVATE PROPERTY**

18.DEPARTMENT OF LABOR AND ECONOMIC GROWTH, MT. PLEASANT - Renewal of Lease #7119-2005 effective March 1, 2006 through February 28, 2011 with Edward J. & Nancy J. DeGroat, Husband and Wife, 4901 Towne Centre Road, Suite 140, Saginaw, Michigan 48604, as Lessor, and the Department of Labor and Economic Growth, as Lessee, for 2,797 square feet of office space located at 2258 Enterprise Drive, Mt. Pleasant, Michigan 48858. The annual per square foot rental rate for this space is \$14.18 (\$3,305.12 per month). This is a full service Lease. This Lease contains One Five-year renewal option with an annual per square foot rental rate of \$15.17 (\$3,535.87 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

19.DEPARTMENT OF STATE, INKSTER - Renewal of Lease #10134-2005 effective June 1, 2006 through May 31, 2011 with The Drake Tower Limited Partnership, 1633 Broadway, Suite 3909, New York, New York, 10019, a Limited Partnership, as Lessor, and the Department of State, as Lessee, for 5,900 square feet of office space located at 27125-27365 Cherry Hill Road, Inkster, Michigan 48141. The annual per square foot rental rate for this space is \$12.50 (\$6,145.84 per month). This rate does not include utilities or janitorial service. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$15.00 (\$7,375.00 per month). This Lease contains a Standard 90-

day cancellation. The Attorney General has approved this Lease as to legal form.

20. DEPARTMENT OF STATE, ALLEGAN - Renewal of Lease #10135-2004 effective July 1, 2006 through June 30, 2011 with Schulz Properties, LLC, a Limited Liability Company, 3255 118<sup>th</sup> Avenue, Allegan, Michigan 49010, as Lessor, and the Department of State, as Lessee, for 1,584 square feet of office space located at 430 Western Avenue, Suite C, Allegan, Michigan 49010. The annual per square foot rental rate for this space is \$12.47 (\$1,646.04 per month). This rate does not include janitorial, utilities, pest control. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$14.15 (\$1,867.80 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
21. DEPARTMENT OF STATE, NILES - Renewal of Lease #10309-2005 effective August 16, 2006 through August 15, 2011 with Hamstra Builders, Inc., a Foreign Entity, 12028 North 200 West, Wheatfield, Indiana 46392, as Lessor, and the Department of State, as Lessee, for 2,842 square feet of office space located at 110 East Main Street, Niles, MI 49120. The annual per square foot rental rate for this space is \$9.57 (\$2,266.50 per month). This rate does not include janitorial, utilities, pest control, trash removal, and replacement of fluorescent tubes and bulbs. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$9.93 (\$2,351.76 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
22. DEPARTMENT OF LABOR & ECONOMIC GROWTH, JACKSON – Renewal of Lease #10735-2005 effective May 1, 2006 through April 30, 2011 with Commonwealth Commerce Group, Inc., a Michigan Corporation, 209 East Washington, Jackson, Michigan 49201, as Lessor, and the Department of Labor & Economic Growth, as Lessee, for 3,346 square feet of office space located at 209 East Washington Street, Suite 200, Jackson, Michigan 49201. The annual per square foot rental rate for this space is \$14.32 (\$3,995.00 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$16.14 (\$4,500.00 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
23. DEPARTMENT OF STATE, SANDUSKY - Renewal of Lease #10285-2005 effective June 1, 2006 through May 31, 2016 with H. Albert Stoutenburg, Trustee of the H. Albert Stoutenburg Revocable Trust dated January 23, 1991, A Trust, 275 South Banner Road, Sandusky, Michigan 48471, as Lessor, and the Department of State, as Lessee, for 1,645 square feet of office space located at 277 E. Sanilac, Sandusky, Michigan 48471. The annual per square foot rental rate for this space is \$12.93 (\$1,772.48 per month). This rate does not include utilities, janitorial, and trash removal. This Lease contains one five-year renewal

option with an annual per square foot rental rate of \$15.93 (\$2,183.74 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **NEW LEASE FOR PRIVATE PROPERTY**

24. DEPARTMENT OF STATE, DETROIT - New Lease #11195-2006 effective July 1, 2006 through June 30, 2016 with Mack-Alter LLC, a Limited Liability Company, 11850 East McNichols, Detroit, Michigan 48205, as Lessor, and the Department of State, as Lessee, for 3,200 square feet of office space located at 14634-36 Mack Avenue, Detroit, Michigan 48205. The annual per square foot rental rate for this space is \$23.03 (\$6,141.33 per month). This Lease contains one mid term rent increase. Effective July 1, 2011 through June 30, 2016 the annual per square foot rental rate for this space is \$25.56 (\$6,816.00). This rate does not include utilities, janitorial or tax adjustment. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$24.42 (\$6,512.00 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.